

TOWN OF FAYETTE

PLANNING BOARD MINUTES

August 26, 2013

Meeting called to order at 7:03 pm by Chairman Schubert.

Present: Mr. Schubert, Ms. Bryan, Mr. Battley, Mr. Wise, Mr. Rosenkrans

Excused: Mr. Lott, Dr. Tidball

Others Present: Jeff and Jennifer Sandrock, Ralph and Raffle Hofheins, Susan Cunningham, Larry Cushman, Maria Scott, Deanna Monaghan, John Cunningham, Barry Scott

Reading of Town of Fayette Planning Board Public Notice by Mr. Schubert as posted in the *Finger Lakes Times* Sunday, August 18, 2013.

Public Hearing called to order at 7:05 p.m. Mr. Schubert asked for Roll Call.

- Mark Lott: Excused Absence
- Nelson Wise: Present
- Teresa Bryan: Present
- Ron Schubert: Present
- Dr. Keith Tidball: Excused Absence
- Michael Battley: Present
- Jeffrey Rosenkrans: Present

- ❖ Jennifer (Hofheins) Sandrock, 3303 Canoga Island Fayette, NY 13065, Town of Fayette (Tax Map #08-1-34) – Site Plan Review regarding construction of a Summer home within the Flood Plain Overlay District at 3303 Canoga Island Fayette, NY 13065.

Ms. Sandrock appeared hoping to finalize her plans and obtain a building permit. She feels she has completed the multiple checklists. The manufacturer of the proposed grey water system informed her she will need an ultraviolet filter to make the grey water drinkable. She related that she had been informed by the Seneca County Health Department that she does not need to obtain permission from them to install the grey water system unit she is proposing because it is an “above ground” unit; therefore, the Health Department has no jurisdiction.

Mr. Battley commented that the Department of Environmental Conservation (DEC) would probably have the first say in her grey water system. DEC did not approve any septic or water intake system. Mr. Schubert commented that the Town of Fayette Planning Board does not have control over septic/water systems.

Ms. Sandrock will contact the DEC.

Mr. Schubert explained that the proposed auger anchors Ms. Sandrock had provided information on require a soil sampling prior to utilization. Mr. Battley commented he did not think they have appropriate soil conditions for the anchors. Review of the soil charts in the anchor information indicate soil testing is warranted in order to determine proper installation.

Larry Cushman commented that the soil and depth issue of the augers can be resolved by building above the flood plain. He is familiar with the helix system. If built above the flood plain he does not feel you would get a lift - the structure will never be in a flotation state. If built above flood plain it is the proper utilization of the helix anchor. The issue of floating is mitigated. Mr. Cushman questioned who establishes the criteria for the auger system? Will it be Ms. Sandrock's engineer? He did not feel that the soil comes into play if the home was built high enough. They are looking for an exception to the "rule". The engineer should be able to calculate the buoyancy of the structure at whatever level above mean lake level. Who makes the determination what is "high enough"? Mr. Cushman feels that the Planning Board is high bound by laws that don't address the exception using good judgment.

Mr. Battley explained that the soil sample is important in determining the feasibility of the helix anchor system.

Mr. Schubert commented that if Ms. Sandrock used the original footprint dimensions, the construction would be grandfathered in. Due to construction of a larger building at a different location on the lot, all aspects will have to meet the Flood Plain Guidelines established in 2008.

In conclusion, the Planning Board will require a boring sample and written DEC response regarding the proposed water system. Mr. Schubert will contact the Town's attorney for guidance in regards to Ms. Sandrock's application and whether an anchor 48" in the ground meets the Flood Plain Guideline requirement and eliminates the Planning Board's responsibility.

Moved by Ms. Bryan and seconded by Mr. Rosenkrans to close the public hearing at 7:55 p.m. Motion carried 5-0.

Regular Meeting called at 8:04 p.m. Mr. Schubert asked for Roll Call.

- Mark Lott: Excused absence
- Nelson Wise: Present
- Teresa Bryan: Present
- Ron Schubert: Present
- Dr. Keith Tidball: Excused Absence
- Michael Battley: Present
- Jeffrey Rosenkrans: Present

Approval of Minutes from July 22, 2013 meeting: A motion was made by Mr. Rosenkrans and seconded by Mr. Wise to approve the Board minutes of July 22, 2013. Approved and carried 5-0.

Public Comment: None

Zoning Officer's Report: None

Town Board Liaison: Councilman Nelson – Ms. Nelson reported that the dog enumeration is almost complete. Out of all the dogs in the county; only 360/780 were licensed. Discussion by Ted Young re: Boring under the railroad to hook up to water line on east side of 96 in order to complete circle and improve circulation. Problems with new mower were resolved w/ adjustments. Bill Trout located salt @ no charge this year. A meter has been located that can be attached to the hydrants to gauge water output at hydrant (fire departments/water haulers). Cornell University is holding a series of workshops open to Planning/Zoning Board/Town Officials.

County Planning Board Report: See Agenda for 8/8/13 and minutes for 7/11/13 in folder.

Regional Issues: None

Old Business: Comprehensive Plan – suggested revisions and corrections. A meeting date will need to be scheduled.

Pathway House – Currently advertising a dinner dance fundraiser.

2013 & 2014 Budget review.

Laptop that was turned over by Mr. Trout was serviced by Mr. Churchill and found to be operational. A power cord was purchased and the recording program will be installed in the laptop. In Mr. Churchill's opinion the laptop would meet the needs of the Planning Board.

New Business: None

Moved by Mr. Rosenkrans and seconded by Mr. Wise to adjourn the meeting at 8:32 p.m. Carried 5-0.

The next scheduled meeting of the Town of Fayette will occur Monday, September 23, 2013 at 7 p.m.

Respectfully Submitted,

Debra Vanni
Town of Fayette Planning Board Secretary